
Meredith Investments

5038 Princess Anne Road



Special Exception to operate a
Used Merchandise Establishment



N O R F O L K

Life. Celebrated Daily.

City Council
November 13, 2012

Meredith Investments – Location

- 5038 East Princess Anne Boulevard
- Fox Hall neighborhood
- Bay Square Shopping Center
 - Zoned Corridor Commercial (C-2)



Meredith Investments – Request

- Special Exception for a Used Merchandise Establishment
 - ❑ Hours – 9:00 AM to 9:00 PM daily
 - ❑ No outdoor storage, display or delivery
 - ❑ No merchandise sold by auction
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Meredith Investments – Background

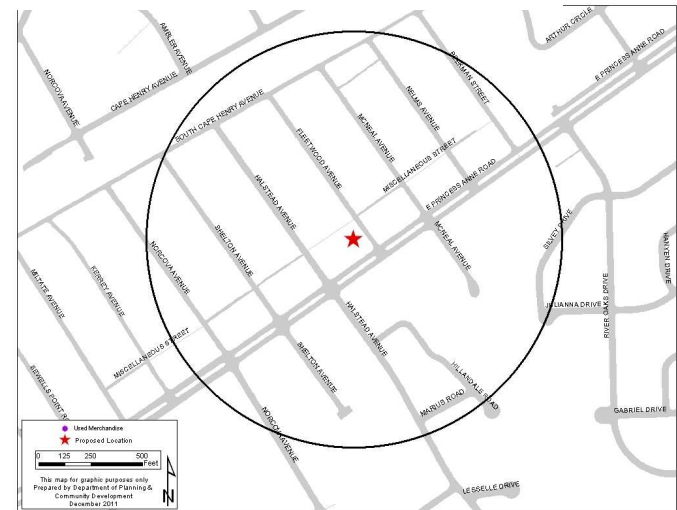
- October 25, 2011
- December 22, 2011
- January 24, 2012
- February 14, 2012
- October 18, 2012
- Application received
- Planning Commission public hearing and recommendation
- City Council presentation
- City Council continued item until applicant leased the property
- Applicant advises staff property has been leased

Meredith Investments – Analysis

- The *General Plan* designation is Low Density Residential
 - Appears to be an error given that the property is developed with a commercial shopping center
 - The proposed *plaNorfolk 2030* designation is Commercial
- No similar uses within 1,000 feet



2083 E. PRINCESS ANNE ROAD - FUTURE LAND USE MAP



Meredith Investments – CPC Hearing

- Fox Hall neighborhood has provided a letter of support
 - Applicant appeared in support
 - No opposition
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Meredith Investments – Recommendations

- Administration – Approval
 - Considering consistency with ordinance requirements, lack of similar uses in the area, and neighborhood support

 - Planning Commission – Approval, 5-2
 - Proponents cited neighborhood support
 - Opponents opposed to use anywhere in the City
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